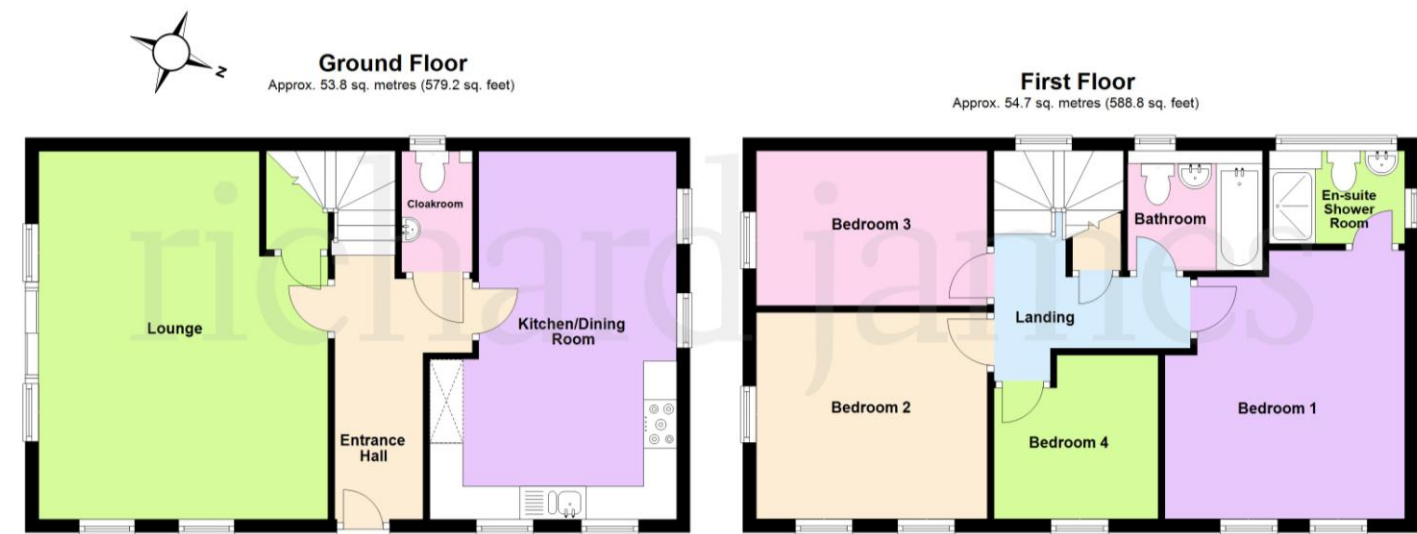




Total area: approx. 108.5 sq. metres (1168.0 sq. feet)



Kelmarsh Grove Wellingborough NN8 1FP
Freehold 'Offers Over' £375,000

Wellingborough Office ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Situated on a private road of seven properties facing green amenity space is this four bedroom detached house built by Bellway Homes to their Wilby design in 2021. The property offers an 18ft lounge, 18ft kitchen/dining room, ensuite shower room to the master bedroom and benefits from uPVC double glazed doors and windows, gas radiator central heating, built in kitchen appliances and a burglar alarm system. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a single garage.

Enter via entrance door with obscure glazed insert to.

Entrance Hall

Radiator, stairs to first floor landing, wood effect floor, doors to.

Cloakroom

White suite comprising low flush W.C, pedestal hand wash basin with tiled splash backs, radiator, wood effect floor, electric extractor vent, obscure glazed window to rear aspect.

Lounge

18' 2" x 14' 4" max (5.54m x 4.37m)

Two windows to front aspect, patio doors with windows either side, two radiators, T.V point, vertical blinds.

Kitchen/Dining Room

18' 2" x 12' 7" narrowing to 10' 2" (5.54m x 3.84m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, upstands, built in electric induction hob unit with extractor hood over, electric oven, integrated fridge/freezer, plumbing for dishwasher, plumbing for washing machine, cupboard housing gas fired boiler serving central heating and domestic hot water, radiator, wood effect floor, venetian blinds, two windows to side aspect and two windows to front aspect, inset ceiling lights.

First Floor Landing

Window to rear aspect (overstairs) radiator, access to loft space, airing cupboard housing hot water cylinder, doors to.

Bedroom One

12' 11" max x 12' 7" max (3.94m x 3.84m)

Two windows to front aspect, radiator, door to.

Ensuite Shower Room

White suite comprising tiled shower enclosure, pedestal hand wash basin, low flush W.C, tiled splash areas, tiled effect floor, inset ceiling lights, chrome effect towel radiator, electric extractor vent, obscure glazed window to side aspect.

Bedroom Two

11' 6" x 9' 10" (3.51m x 3m)

Two windows to front aspect, radiator.

Bedroom Three

11' 6" x 8' 1" (3.51m x 2.46m)

Window to side aspect, radiator.

Bedroom Four

8' 0" max x 7' 10" max (2.44m x 2.39m)

Window to front aspect, radiator.

Bathroom

White suite comprising panelled bath with shower attachment fitted over, pedestal hand wash basin, low flush W.C, tiled splash areas, chrome effect towel radiator, tiled effect floor, inset ceiling lights, electric extractor vent, obscure glazed window to rear aspect.

Outside

Rear Garden - Patio, lawn, shrubs and plants, outside tap, light, brick wall and fence, gated access.

Front - Lawn, shrubs, bay trees, courtesy light, driveway to rear providing parking for at least two cars with electric vehicle charger to.

Garage

Metal up and over door, power and light connected, eaves space, freestanding washer/dryer, dishwasher, dryer, access door to rear garden with part obscure glazing.

Material Information

We are informed by the vendor an Estate Amenity Charge of £250 per year is payable to a Management Company, this should be confirmed by a legal representative before entering into a commitment to purchase.

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band D (£2,248 per annum. Charges for 2025/2026).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

